

COMPREHENSIVE AFFORDABLE HOUSING LISTING 1992-2002
CCDC/SEDC/SDHC/RA
COMPLETED PROJECTS
FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
						Very Low 0-50% AMI	Low 51- 80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bonds
38th Street Homes	New Construction	Large Families	Southcrest Redevelopment Area	4	4			4				\$43,000	
Boston Village	New Construction	Large Families	Southcrest Redevelopment Area	12	12			12				\$92,000	
Casa de Suenos	New Construction	Large Families	Central Imperial	8	8		1	7				\$150,000	
Evergreen Village	New Construction	Large Families	Central Imperial	56	12			12				\$1,627,502	
Jarrett Heights	New Construction	Large Families	SEDC Area of Influence	23	5			5				\$261,900	
Kings Row	New Construction	Large Families	Central Imperial	53	0							\$126,810	
Linda Vista FTHB		Large Families	Linda Vista	9	9			9			\$210,000		
Morrison Street	New Construction		Mt. Hope	7	7		7					\$160,988	
Plaza Arizona	Rehabilitation & New Construction	Small Families	North Park	38	38		38		\$2,682,377				
Southcrest Park Estates I	New Construction	Large Families	Southcrest Redevelopment Area	33	5			5				\$2,356,070	
Sunshine Gardens	New Construction	Large Families	Central Imperial	11	3		3					\$25,000	
Village at Euclid	New Construction	Large Families	Central Imperial	23	2			2				\$410,000	
Subtotals				277	105	0	49	56	\$2,682,377	\$0	\$210,000	\$5,253,270	\$0

COMPREHENSIVE AFFORDABLE HOUSING LISTING 1992-2002 CCDC/SEDC/SDHC/RA COMPLETED PROJECTS RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
						Very Low 0-50% AMI	Low 51- 80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bonds
Church Lofts	Adaptive Re-use	Individuals	Centre City	36	18			18		\$1,300,000			
Island Inn	New Construction	Individuals	Centre City	200	197	40	39	118		\$582,000			
Lincoln Hotel	Rehabilitation	Individuals	Centre City	41	41	41				\$1,292,000			
Rachel's Center	Adaptive Re-use	Special Purpose	Centre City	9	9	9				\$122,300			
Scripps Lofts	Rehabilitation	Individuals	Centre City	26	10			10		\$520,000			
Trolley Lofts	Adaptive Re-use	Individuals	Centre City	36	27			27		\$600,000			
Yale Lofts	New Construction	Individuals	Centre City	15	14	4		10		\$450,000			
Subtotals				363	316	94	39	183	\$0	\$4,866,300	\$0	\$0	\$0

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
						Very Low 0-50% AMI	Low 51- 80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bonds
Barrio Senior Villas	New Construction	Elderly/Seniors	Barrio Logan (PDO)	11	11	9	2		\$435,099				
CCBA Senior Garden	New Construction	Elderly/Seniors	Centre City	45	45	45				\$1,554,000			
Harmony Homes Apartments	Acquisition/Rehabilitation	Elderly/Seniors	Mid City	12	12	12			\$245,976				
Lazzell Residence	New Construction	Elderly/Seniors	Central Imperial Redevelopment Area	60	59	59			\$362,576				
Park Place	Acquisition/Rehabilitation	Elderly/Seniors	Mid City Community Plan Area	33	32	32			\$91,042				
Redwood Villa	Acquisition/Rehabilitation	Elderly/Seniors	Oak Park	90	81	17	64		\$627,396				
San Diego Apartments	Acquisition	Elderly/Seniors	City Heights	16	16	16			\$220,000				
Silvercrest Residence	Demolition & New Construction	Elderly/Seniors	Centre City Redevelopment Area	125	124	124			\$535,800	\$537,043			
Villa Alta	New Construction	Elderly/Seniors	Mid City Planned District	70	69	69			\$800,000				
Vista Serena Apartments	Demolition & New Construction	Elderly/Seniors	Southeast San Diego	21	21	21			\$451,217				
Subtotals				483	470	404	66	0	\$3,769,106	\$2,091,043	\$0	\$0	\$0

COMPREHENSIVE AFFORDABLE HOUSING LISTING 1992-2002 CCDC/SEDC/SDHC/RA COMPLETED PROJECTS

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
						Very Low 0-50% AMI	Low 51- 80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bonds
Bandar Salaam	Acquisition/Rehabilitation	Large Families	City Heights	68	67	67			\$2,100,000				
Bridgeport Properties	Acquisition/Rehabilitation	Large Families	City Heights	421	421	43	378						\$22,500,000
Canyon Rim Apartments	Acquisition/Rehabilitation	Large Families	Clairemont	504	353	244	109		\$1,565,000				\$32,440,000
Creekside Villa Apartments	New Construction	Large Families	Chollas View	144	43	43							\$6,000,000
Golden Villas Apartment Homes	New Construction	Large Families	Golden Hill	32	31		31						
Hacienda Townhomes	New Construction	Large Families	Centre City	52	51	31	20		\$748,197	\$363,196			
John Adams Manor Apartments	Acquisition/Rehabilitation	Large Families	Oak Park	300	300		300						\$9,180,000
Knox Glen	New Construction	Large Families	Lincoln Park	54	54		54		\$1,400,000			\$150,000	
Lincoln Park Co-op	Acquisition/Rehabilitation	Large Families	Lincoln Park	15	15	13	2		\$647,056			\$160,000	
Mercado Apartments	New Construction	Large Families	Barrio Logan Redevelopment Area	144	144	61	83		\$1,425,000	\$700,000			
Mission Terrace Apartments	New Construction	Large Families	Mission Valley	77	76	38	38		\$2,055,000				
Mountain View	Acquisition/Rehabilitation	Large Families	Mountain View	4	4	4			\$207,528				
Mountain View Estates Apartments	Acquisition/Rehabilitation	Large Families	Mt. Hope	145	97	24	73		\$2,065,897				\$4,377,500
North Park Properties	Acquisition/Rehabilitation	Large Families	Southcrest	166	166	18	148						\$9,580,000
Stratton Apartments	Acquisition/Rehabilitation	Large Families	Clairemont	312	218	166	52		\$1,565,000				\$19,825,000
Summit Crest Apartments	Acquisition/Rehabilitation	Large Families	SESD Plan District	70	28	7	21		\$670,000				\$3,400,000
Tahitian Manor	Acquisition/Rehabilitation	Large Families	City Heights	45	44	26	18		\$1,536,750				
Teralta Court	Acquisition/Rehabilitation	Small Families	City Heights Area Planning Committee	13	13	10	3		\$236,557				
Torrey Highlands Apartments	New Construction	Large Families	Future Urbanizing Area	76	76	23	53						\$4,780,000
Van Dyke Apartments	Acquisition/Rehabilitation	Large Families	City Heights	14	13	13			\$182,000				
Villa Maria (LIND A-1)	New Construction	Large Families	Centre City	37	36	8	18	10		\$2,890,592			
Village View	Acquisition/Rehabilitation	Large Families	City Heights	30	29	29			\$808,976				
Vista Verde Apartments	Demolition & New Construction	Large Families	Southeast San Diego Plan District	40	39	39			\$1,463,185				
Subtotals				2,763	2,318	907	1,401	10	\$18,676,146	\$3,953,788	\$0	\$310,000	\$112,082,500

COMPREHENSIVE AFFORDABLE HOUSING LISTING 1992-2002 **CCDC/SEDC/SDHC/RA** **COMPLETED PROJECTS**

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
						Very Low 0-50% AMI	Low 51- 80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bonds
Canyon Vista Court	Acquisition/Rehabilitation	Small Families	City Heights Area Planning Committee	8	8	8			\$135,627				
Carmel del Mar Apartments	New Construction	Small Families	Carmel Valley	232	47		47						\$13,608,000
Coral Pointe Apartments	New Construction	Small Families	University City	368	74		74						\$31,265,000
Cornerstone Apartments	Acquisition/Rehabilitation	Small Families	City Heights	7	7	7			\$287,500				
Euclid Court	Acquisition/Rehabilitation	Small Families	City Heights	11	11	11			\$273,939				
Felton Street Duplex	Acquisition/Rehabilitation	Small Families	Greater Golden Hill	2	2	2			\$187,410				
Golden Villas Duplex	Acquisition/Rehabilitation	Small Families	Golden Hills	2	2	2			\$142,849				
Hawthorn I	Acquisition/Rehabilitation	Small Families	Golden Hill Planning Area	14	13	9	4		\$405,916				
Hawthorn II Apartments	Acquisition/Rehabilitation	Small Families	Golden Hill Planning Area	19	18	14	4		\$494,450				
Hillside Gardens Apartments	Acquisition/Rehabilitation	Small Families	City Heights	380	95		95						\$13,670,000
Horton 4th	New Construction	Small Families	Centre City	66	51			51		\$3,683,000			
Lucera	New Construction	Small Families	University City	256	52		52						\$16,000,000
Mariner's Cove	Land lease	Small Families	Point Loma Heights	500	200		200						\$15,700,000
Maya Apartments	Acquisition/Rehabilitation	Small Families	Mira Mesa	132	41	40	1		\$2,100,000				\$4,725,000
Mirada at La Jolla Colony Apartments	New Construction	Small Families	University City	444	89		89						\$39,601,440
Palm Terrace Apartments	Sale	Small Families	Otay Mesa	60	45	12	33		\$2,079,740				
Parkway Manor	Acquisition/Rehabilitation	Small Families	City Heights	20	19	19			\$440,970				
Paseo Point Apartments	New Construction	Small Families	Rancho Penasquitos	250	50		50						\$14,550,000
Regency Centre Apartments	Acquisition/Rehabilitation	Small Families	City Heights	100	100	10	90						\$4,100,000
Stork Street Apartments	Acquisition/Rehabilitation	Small Families	SESD Plan District	15	14	14			\$412,200				
Trojan Apartments	Acquisition/Rehabilitation	Small Families	College Eastern Area	53	52	35	17		\$1,144,817				
University Canyon Apartments	New Construction	Small Families	Linda Vista	120	120	120							\$3,490,000
Village Place	Rehabilitation	Small Families	Centre City	47	46	46				\$460,000			
Vista La Rosa	Acquisition/Rehabilitation	Small Families	Nestor	240	240	24	216						\$12,860,000
Westview Home Apartments	Acquisition/Rehabilitation	Small Families	Mid City	6	6	6			\$288,448				
Winona Apartments	Acquisition/Rehabilitation	Small Families	Mid-City	14	14	14			\$181,753				
Subtotals				3,366	1,416	393	972	51	\$8,575,619	\$4,143,000	\$0	\$0	\$169,569,440

COMPREHENSIVE AFFORDABLE HOUSING LISTING 1992-2002
CCDC/SEDC/SDHC/RA
COMPLETED PROJECTS
SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
						Very Low 0-50% AMI	Low 51- 80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bonds
Abbott Street	Acquisition/Rehabilitation	Special Purpose	Ocean Beach Precise Plan	10	10		10		\$318,500				
Ariel House	Acquisition/Rehabilitation	Special Purpose	College	1	1	1			\$175,860				
El Nido	Acquisition/Rehabilitation	Special Purpose	City Heights	11	10	10			\$125,163				
Josua II House	Acquisition	Special Purpose	College	1	1	1			\$27,050				
La Posada Apartments	Acquisition/Rehabilitation	Special Purpose	San Ysidro	25	24	24			\$630,700				
Marisol Apartments	Acquisition/Rehabilitation	Special Purpose	Oceanside	22	21	21			\$249,746				
Parker-Kier Building	Lease	Special Purpose	West Park	34	33	33			\$1,800,000	\$700,000			
Safe Havens	Acquisition/Rehabilitation	Special Purpose	Centre City East	19	18	18			\$374,350				
SDYCS Hillcrest	Adaptive Re-use	Homeless	Hillcrest	5	5	5				\$500,000			
Stepping Stone Central Recovery Center	Demolition & New Construction	Special Purpose	City Heights Area Planning Group	28	28	28			\$608,400				
Take Wing	Acquisition/Rehabilitation	Special Purpose	Midway/Pacific Highway Community Plan	31	30	30			\$858,114	\$500,000			
Veteran's Bridge	Acquisition/Rehabilitation	Veterans	City Heights	16	15	15			\$126,350				
Vietnam Veterans	Adaptive Re-use	Homeless	Midway District	40	40	40			\$163,000	\$433,000			
Welcome Home	Acquisition/Rehabilitation	Special Purpose	Valencia Park	8	8	8			\$239,800				
Wilson Avenue Apartments	Acquisition	Special Purpose	City Heights	8	8	8			\$257,000				
YWCA	Rehabilitation	Homeless	Centre City	59	59	59			\$30,774	\$1,755,046			
Subtotals				318	311	301	10	0	\$5,984,807	\$3,888,046	\$0	\$0	\$0
GRAND TOTALS COMPLETIONS				7,570	4,936	2,099	2,537	300	\$39,688,055	\$18,942,177	\$210,000	\$5,563,270	\$281,651,940

COMPREHENSIVE AFFORDABLE HOUSING LISTING 1992-2002

CCDC/SEDC/SDHC/RA

COMPLETED PROJECTS

Project Name	Total Units	Restricted Units	INCOME LEVEL			SUMMARY					TOTAL PUBLIC FINANCING
			Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	RA	SEDC	Bond	
For Sale Housing	277	105	0	49	56	\$2,682,377	\$0	\$210,000	\$5,253,270	\$0	\$8,145,647
Housing For Individuals	363	316	94	39	183	\$0	\$4,866,300	\$0	\$0	\$0	\$4,866,300
Senior Housing	483	470	404	66	0	\$3,769,106	\$2,091,043	\$0	\$0	\$0	\$5,860,149
Large Families	2,763	2,318	907	1,401	10	\$18,676,146	\$3,953,788	\$0	\$310,000	\$112,082,500	\$135,022,434
Small Families	3,366	1,416	393	972	51	\$8,575,619	\$4,143,000	\$0	\$0	\$169,569,440	\$182,288,059
Special Purpose Housing	318	311	301	10	0	\$5,984,807	\$3,888,046	\$0	\$0	\$0	\$9,872,853
TOTAL COMPLETIONS	7,570	4,936	2,099	2,537	300	\$39,688,055	\$18,942,177	\$210,000	\$5,563,270	\$281,651,940	\$346,055,442

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SUMMARY

Definitions:

Bond Financing: Bonds are private activity bonds for specific housing projects.

Large Family: 3 & 4 Bedroom units.

Live / Work: Live/work quarters must have at least 750 sq ft with 33% or more dedicated to residential use by individual or family. "Worker" must be artist, artisan, or similarly situated individual. (Municipal Code / Ch 14, page 13)

Living Unit: Each unit within a living unit project must have at least 150 sf of net floor area. The average size of all living units may not exceed 275 sf. When a living unit exceeds 400 sf in area, existing underlying zone density and parking standards for a 1 bedroom apartment unit apply. (Municipal code Ch. 10, pg. 8, Article 3).

Lofts: Graduated income to sf ratio.

Pipeline Projects: Projects that have received all necessary approvals and are in various stages of production.

Potential Projects: Projects that are under review for potential funding.

Residential Unit: Must have 220 sq ft or more, kitchen and bath. Includes SROs also. (State Model Building Code*)

Small Family: 1 & 2 Bedroom units.

Special Purpose Housing: Special Purpose populations are those at immediate risk of becoming homeless or those in need of special services. Special resident populations include those with physical and/or mental disabilities, chronic health problems (including HIV/AIDS), and difficulties caused by substance abuse recovery.

SRO: A guest room in a hotel where 20% of the rooms serve single room occupants within a space between 70 and 220 sq ft with private or shared sanitary facilities and no kitchen. (Municipal Code / Ch 11, pg 20).

Studio: Must have a minimum of 220 sq ft without bedroom. (State Model Building Code*)

Transitional Housing: Residential accommodations for limited time with supportive services and counseling to prepare clients for independent living. Must have 70 sq ft of sleeping space per resident; 5 sq ft living space per bed; 8 sq ft of storage/closet area; and full bath facilities per 7 beds. (Municipal Code/ Ch. 14, pg 15).

* State Model Building Code sets minimum space requirements and adopted by the City of San Diego.

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